

**FOR LEASE**

**7410 SUNCREST DR, LINCOLN, NE 68516**

**OFFICE | 753 SF | \$24.00 SF/YR (MG)**



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

**Empowered Brokers. Exceptional Results.**

**PRESENTED BY:**

**Katy Martin**

402.617.8508

[kmartin@lee-associates.com](mailto:kmartin@lee-associates.com)

**Omaha:** 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

**Lincoln:** 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888





## FOR LEASE

7410 SUNCREST DR, LINCOLN, NE 68516

Office | 753 SF | \$24.00 SF/yr (MG)



### PROPERTY DESCRIPTION

Be part of the new commercial node at 7410 Suncrest Drive where a brand new small office suite is being delivered finished and move in ready along the high profile Yankee Hill and 70th corridor. This rare South Lincoln opportunity is tailored for professional offices, creative firms, satellite branches and client facing services seeking a modern, turnkey space with prominent frontage and easy access. The landlord completed all finishes so tenants can open quickly in a bright, efficient layout designed for client comfort. Strong corridor exposure and a growing neighborhood base create dependable repeat visit demand.

### LOCATION DESCRIPTION

- Address: 7410 Suncrest Drive, Lincoln NE at the Yankee Hill and 70th corridor in South Lincoln
- Trade area: Growing corridor with a stable residential base, nearby retail and services, and a strong daytime population

### CONTACT

**Katy Martin**

[kmartin@lee-associates.com](mailto:kmartin@lee-associates.com)

C 402.617.8508

### PROPERTY HIGHLIGHTS

- Move in ready small office at 7410 Suncrest Drive in new construction completed by the landlord
- Prime Yankee Hill and 70th corridor exposure with easy access to South Lincoln residential and commercial nodes
- Finished interior for immediate occupancy, ideal for professional offices, satellite branches and creative firms
- Compact, efficient layout built for client facing operations and recurring appointments; limited availability

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$24.00 SF/yr (MG)
--------------------	--------------------

<b>Available SF:</b>	753 SF
----------------------	--------

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.



**FOR LEASE**

**7410 SUNCREST DR, LINCOLN, NE 68516**

**Office | 753 SF | \$24.00 SF/yr (MG)**



**CONTACT**

**Katy Martin**

[kmartin@lee-associates.com](mailto:kmartin@lee-associates.com)

C 402.617.8508

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.



7410 SUNCREST DR, LINCOLN, NE 68516



**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

**Lincoln:** 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888

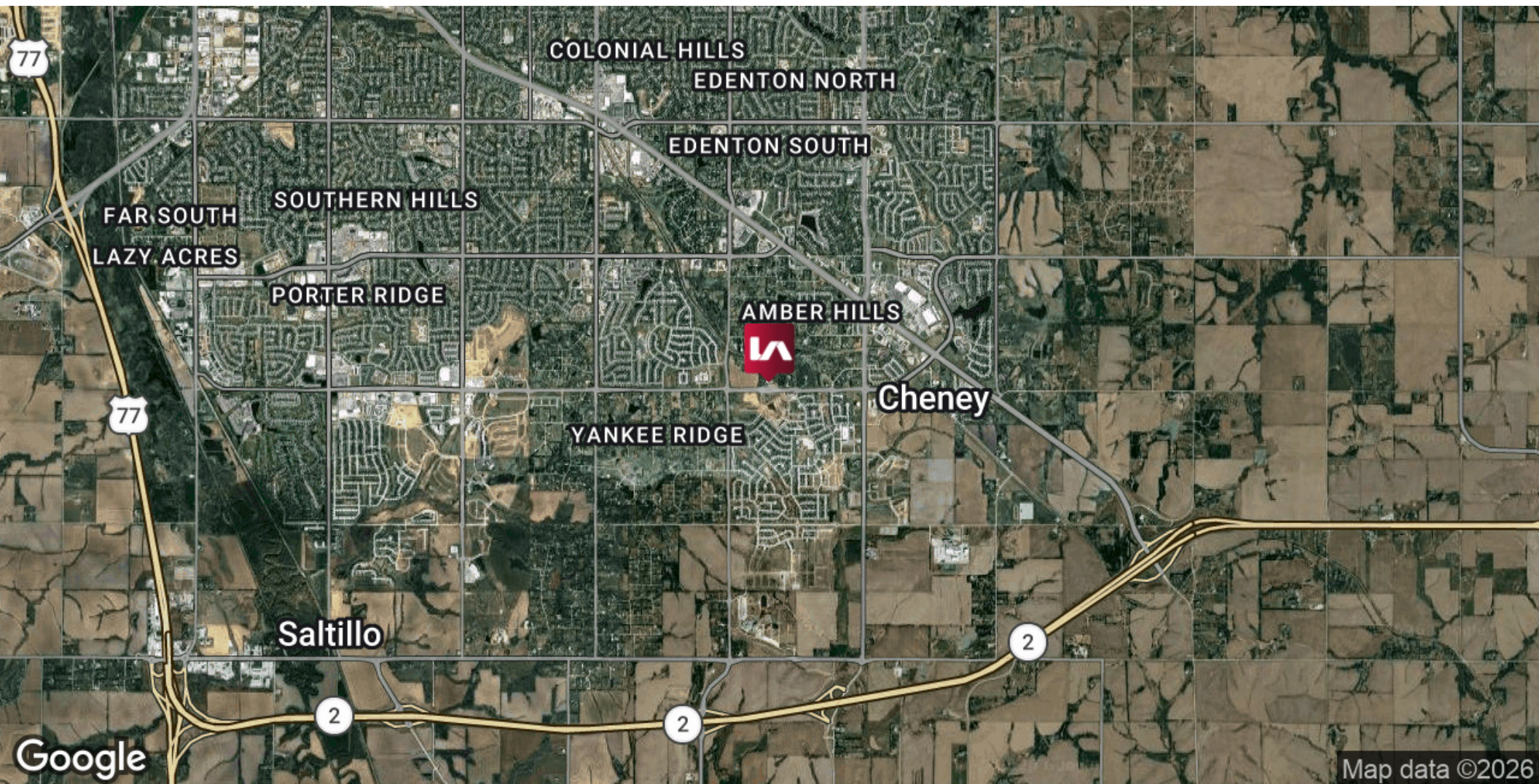




**FOR LEASE**

**7410 SUNCREST DR, LINCOLN, NE 68516**

**Office | 753 SF | \$24.00 SF/yr (MG)**



**CONTACT**

**Katy Martin**

[kmartin@lee-associates.com](mailto:kmartin@lee-associates.com)

C 402.617.8508

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.



# FOR LEASE

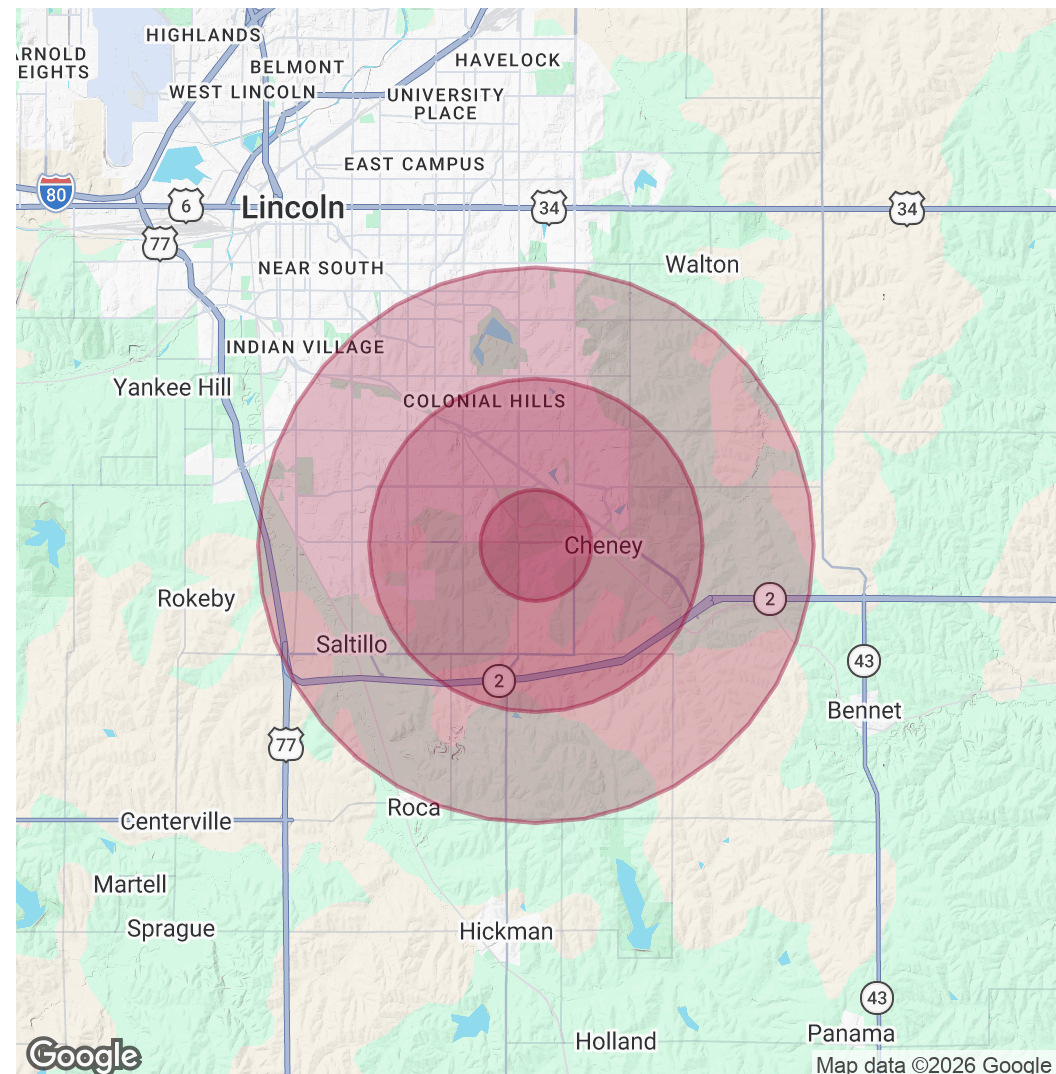
7410 SUNCREST DR, LINCOLN, NE 68516

Office | 753 SF | \$24.00 SF/yr (MG)

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,137	43,408	104,647
Average Age	37	41	41
Average Age (Male)	36	40	40
Average Age (Female)	37	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,159	16,773	42,856
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$158,677	\$139,612	\$122,356
Average House Value	\$477,593	\$425,472	\$383,064

Demographics data derived from AlphaMap



## CONTACT

Katy Martin

kmartin@lee-associates.com

C 402.617.8508

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.